

This Instrument Prepared by and Return to: Knox Levine, P.A.
Address: 36354 U.S. Hwy 19 N, Palm Harbor, FL 34684

CERTIFICATE OF AMENDMENTS TO THE REVITALIZED DECLARATION OF RESTRICTIONS OF SHADOWOOD HOMES (Lots 1 through 34, Block 31, RIVERHAVEN VILAGE); THE REVITALIZED DECLARATION OF RESTRICTIONS OF SHADOWOOD HOMES (Lots 1 through 26, Block 34, RIVERHAVEN VILAGE); THE REVITALIZED DECLARATION OF RESTRICTIONS OF SHADOWOOD HOMES (Lots 27 through 52, Block 34, RIVERHAVEN VILAGE); and AMENDMENT TO REVITALIZED AMENDED BYLAWS OF SHADOWOOD HOMEOWNERS ASSOCIATION, INC.

WE HEREBY CERTIFY THAT the attached Amendments to the Revitalized Declaration of Restrictions of Shadowood Homes (Lots 1 through 34, Block 31, RIVERHAVEN VILLAGE), originally recorded at Official Records Book 558, Page 146, et. seq., and as revitalized and recorded at Book 2633, Page 2165, et. seq.; the Revitalized Declaration of Restrictions of Shadowood Homes (Lots 1 through 26, Block 34, RIVERHAVEN VILLAGE), originally recorded at Official Records Book 537, Page 135, et. seq., and as revitalized and recorded at Book 2633, Page 2165, et. seq.; the Revitalized Declaration of Restrictions of Shadowood Homes (Lots 27 through 52, Block 31, RIVERHAVEN VILLAGE), originally recorded at Official Records Book 484, Page 273, et. seq.; and, Amendments to the Revitalized Amended Bylaws of Shadowood Homeowners Association, Inc., originally entered into on December 2, 1987, by the Board of Directors of the Association, and as revitalized and recorded at Book 2633, Page 2165, et. seq.; all of the Public Records of Citrus County, Florida, and as may be further amended from time to time, were duly approved in the manner required in the respective documents at a meeting of the membership originally scheduled on June 17, 2023 and later adjourned to September 8, 2023.

IN WITNESS WHEREOF, we have affixed our hands this 12 day of December, 2023 at Citrus County, Florida.

WITNESSES

SHADOWOOD HOMEOWNERS ASSOCIATION, INC.,
a Florida not-for-profit corporation

Jennifer Knight
Signature of Witness #1

Jennifer Knight
Printed Name of Witness #1

Susan Hansen
Signature of Witness #2

Susan Hansen
Printed Name of Witness #2

By: Julie Maxwell
Julie Maxwell, President

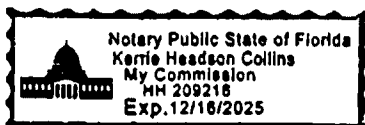
By: Dana Cobb
Dana Cobb, Treasurer

STATE OF FLORIDA)
COUNTY OF CITRUS)

BEFORE ME, the undersigned authority, appeared Julie Maxwell and Dana Cobb by means of ☒] physical presence or [] online notarization to me known to be the President and Treasurer for Shadowood Homeowners Association, Inc., and they acknowledged before me that they freely and voluntarily executed the same as such officer, under authority vested in him by said corporation. She is personally known to me or has produced _____ and _____ (type of identification) as identification. If no type of identification is indicated, the above-named person is personally known to me.

WITNESS my hand and official seal in the County and State last aforesaid, this 12th day of December, 2023.

(Affix Stamp Below)



Kerrie Headson Collins

Notary Public

My commission expires: 12/16/2025

Printed Name: Kerrie Headson Collins

AMENDMENTS TO
THE REVITALIZED DECLARATION OF RESTRICTIONS OF SHADOWOOD HOMES
(Lots 1 through 34, Block 31, RIVERHAVEN VILAGE);
THE REVITALIZED DECLARATION OF RESTRICTIONS OF SHADOWOOD HOMES
(Lots 1 through 26, Block 34, RIVERHAVEN VILAGE);
THE REVITALIZED DECLARATION OF RESTRICTIONS OF SHADOWOOD HOMES
(Lots 27 through 52, Block 34, RIVERHAVEN VILAGE);

and AMENDMENT TO REVITALIZED AMENDED BYLAWS OF SHADOWOOD
HOMEOWNERS ASSOCIATION, INC.

The following are amendments to the Revitalized Declaration of Restrictions of Shadowood Homes (Lots 1 through 34, Block 31, RIVERHAVEN VILLAGE), originally recorded at Official Records Book 558, Page 146, et. seq., and as revitalized and recorded at Book 2633, Page 2165, et. seq.; the Revitalized Declaration of Restrictions of Shadowood Homes (Lots 1 through 26, Block 34, RIVERHAVEN VILLAGE), originally recorded at Official Records Book 537, Page 135, et. seq., and as revitalized and recorded at Book 2633, Page 2165, et. seq.; the Revitalized Declaration of Restrictions of Shadowood Homes (Lots 27 through 52, Block 31, RIVERHAVEN VILLAGE), originally recorded at Official Records Book 484, Page 273, et. seq.; and, the Revitalized Amended Bylaws of Shadowood Homeowners Association, Inc., originally entered into on December 2, 1987, by the Board of Directors of the Association, and as revitalized and recorded at Book 2633, Page 2165, et. seq.; all of the Public Records of Citrus County, Florida, and as may be further amended from time to time.

All amendments referring to provisions of the "Declaration" shall apply to all Revitalized Declarations cited above, with such provisions being identical in each respective Declaration.

New Wording Double-Underlined; Deleted Wording ~~Stricken Through~~ (Except when proposed amendment involves substantial rewording):

Article VII, Section 5 of the Declaration is amended to read as follows:

Section 5. No ~~trucks and~~ no commercial type vehicles shall be stored or parked on any lot contained in single family, garden area or cluster area properties, except while parked in a closed garage. No such ~~truck or~~ commercial type vehicle shall be parked on any street in the Subdivision except while engaged

in transporting goods or furnishing services to or from a residence in the Subdivision during normal business hours. Commercial vehicles shall include, but not be limited to, any vehicle exceeding 10,000 lbs in weight or containing more than two axels, regardless of weight.

Article VII, Section 11 of the Declaration is deleted as follows:

~~Section 11. No septic tanks will be permitted on any lot within this Subdivision, and tThe collection system located within Riverhaven Village Subdivision shall be used for the service of the premises.~~

Article VII, Section 13 of the Declaration is amended to read as follows:

Section 13. Watercraft, trailers or habitable motor vehicles will be permitted to be parked in driveways for repairs and cleaning for a period of time not to exceed five 3(5) days. Storage beyond ~~three (3)~~ five (5) days is prohibited. If more than five (5)3 days is needed, written approval from the ~~Deed Restriction Committee~~ Association must be obtained. Habitable motor vehicles, such as campers or recreational vehicles may be kept in a driveway for no more than five (5) consecutive days, with a maximum of six (6) times per year, regardless of the length of each storage of such habitable motor vehicle. At no time shall a habitable motor vehicle be used as an active residence while stored on a lot.

Article VII, Section 14 of the Declaration is amended to read as follows:

Section 14. No boathouses shall be permitted. Boat Lift/Slip Roofs will be allowed as follows: Docks, boats, personal watercrafts ("PWC"), and boat covers shall be maintained in a neat and attractive condition. Boat or PWC covers must be an approved color scheme, to initially be earth tones, subject to change by the Association or Architectural Review Board.

Boat docks, the highest projection of which shall not exceed the elevation of the land adjoining such docks, shall be permitted to be constructed adjoining any waterfront lot; provided, however, that no such docks shall be erected, constructed, maintained or permitted which will extend beyond:

(a) Four feet (4') from the lot line paralleling and adjoining the waterfront of those lots which abut the canals within Riverhaven Village, or

(b) Twenty feet (20') from the waterfront of those lots which abut the Homosassa River.

No discharge or refuse shall be permitted from docks into the waters. All dock erection, construction, maintenance, permission, final size, placement and use shall be subject to the approval of the Architectural Review Board of the Association. Any application for permission should be accompanied by written proof that the permitting requirements of such local, state, or federal agencies, as have jurisdiction, have been met and secured.

Article VII, Section 18 of the Declaration is amended to read as follows:

Section 18. All homes and buildings constructed must be of new material. The actual construction must take place upon the lot. No building may have an exterior finish, ~~specifically including roof and walls,~~ of metal except that a roof may be of a metal material if advanced approval is obtained by the Architectural Review Board of the Association, and such metal roof meets the requirements of any standards for style and color scheme in place at the time an application is made. No modular homes, mobile homes or trailers shall be placed or occupied upon any lot, nor shall any tents, campers or temporary shelters or habitable motor vehicles be permitted upon any lot at any time.

Article XI, Section 10 of the Declaration is created to read as follows:

Section 10. This Declaration may be amended by the Owners of a majority or more of the Lots present, in person or by proxy, and voting at a duly called meeting of the members at which a quorum is present.

Article III, Section 2 of the Bylaws is amended to read as follows:

Section 2: MEMBERSHIP MEETINGS.

The Annual Meeting of the Member shall be held on the first Wednesday of December each year, or within one week thereof as fixed by the Board of Directors. At least fifteen (15) days but not more than thirty (30) days prior to the scheduled date of the meeting, the Secretary of the Corporation shall mail to every member in good standing at his address, as it appears on the Membership roll book of the Corporation, a notice stating the date, time and place of the Annual Meeting. This notice shall include a list of candidates for election to the Board of

Directors, submitted by a nominating committee appointed by the Board; such election to be held at the Annual Meeting. Nominations from the floor will be solicited at this meeting, but no member shall be accepted as a nominee if not in attendance thereat.

At the meeting of the Membership, the presence of a number of lot owners representing in person and by proxy not less than ~~fifty~~ twenty-five percent ~~(50%)~~ (25%) of the total eligible votes shall constitute a quorum. A simple majority vote of any quorum present shall be sufficient to pass resolutions and conduct any other business which may come before the meeting. If a quorum is not present, then a lesser number may adjourn the meeting for a period of not more than two (2) weeks from the date scheduled by the Bylaws and the Secretary shall cause a notice of the meeting to be sent to those members who were not present at the meeting originally called, unless the new date, time, and place of the adjourned meeting is announced at the originally scheduled meeting, whereby no such subsequent notice shall be required to be sent to any member.

A Membership roll, showing the list of eligible and ineligible members as of the record date, and certified by the Secretary of the Corporation, shall be produced at any meeting of the members upon the request therefor of any member who has given notice to the Corporation at least ten (10) days prior to such meeting. Persons appearing on such Membership roll shall be entitled to vote at the meeting in accordance with the provisions of Section 1 D of this Article III.

Article V, Section 11 of the Bylaws is amended to read as follows:

Section 11: The Board, by resolution adopted by a majority of the entire Board, may designate ~~from among its members~~ an executive committee and other committees, ~~each consisting of three or more Directors.~~ Members of an executive committee and other committees need not be members of the Association. Each committee shall serve at the pleasure of the Board.

END OF AMENDMENTS